113.0	0004	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	659,800 / 659,800
					USE VALUE:	659,800 / 659,800
					ASSESSED:	659,800 / 659,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SLOMIN DAVID G
Owner 2:	
Owner 3:	
Street 1:	6 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRAZIER JOHN W -
Owner 2:	-
Street 1:	6 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1416 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4475.000	271,800		388,000	659,800
Total Card	0.103	271,800		388,000	659,800
Total Parcel	0.103	271,800		388,000	659,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.96 | /Parcel: 465.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72414

GIS Ref

GIS Ref

Insp Date 09/07/18

!8796!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	271,800	0	4,475.	388,000	659,800		Year end	12/23/2021
2021	101	FV	263,700	0	4,475.	388,000	651,700		Year End Roll	12/10/2020
2020	101	FV	263,800	0	4,475.	388,000	651,800	651,800	Year End Roll	12/18/2019
2019	101	FV	214,200	0	4,475.	382,400	596,600	596,600	Year End Roll	1/3/2019
2018	101	FV	215,600	0	4,475.	293,800	509,400	509,400	Year End Roll	12/20/2017
2017	101	FV	215,600	0	4,475.	277,100	492,700	492,700	Year End Roll	1/3/2017
2016	101	FV	215,600	0	4,475.	255,000	470,600	470,600	Year End	1/4/2016
2015	101	FV	203,500	0	4,475.	238,300	441,800	441,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:56:32

LAST REV

Date	Time
09/25/18	15:27:04
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8796

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRAZIER JOHN W	1338-60		6/1/2007		429,000	No	No		
	561-41		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
2/27/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
7/29/2007	MLS	HC	Helen Chinal
3/14/2000	Inspected	264	PATRIOT
2/7/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72414
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4475		Sq. Ft.	Site		0	70.	1.24	6									387,976						388,000	

Total AC/HA:	0.10273	Total SF/SM:	4475	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,976	Spl Credit		Total:	388,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	172.868
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369303
Depreciation:	97496
Depreciated Total:	271807

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

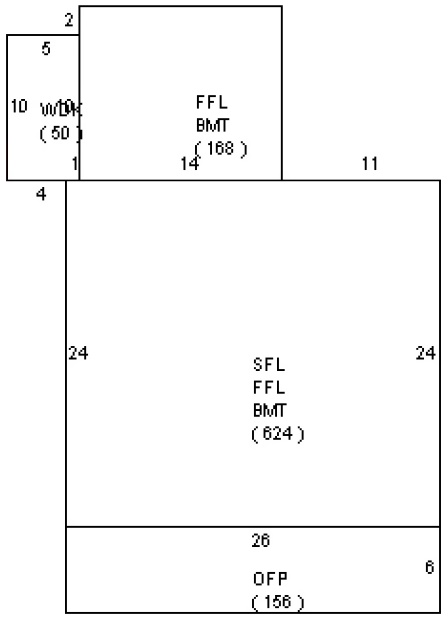
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.87
Special Features:	0	Val/Su Net:	112.59
Final Total:	271800	Val/Su SzAd	191.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	51.860	41,073
FFL	First Floor	792	172.870	136,911
SFL	Second Floor	624	172.870	107,869
OFP	Open Porch	156	26.670	4,161
WDK	Deck	50	15.760	788

Net Sketched Area:	2,414			Total:	290,802
Size Ad	1416	Gross Area	2414	FinArea	1416

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	5X5	A	AV	2001	0.00	T	14.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	